

5  
FOXCOTE



# 5 FOXCOTE, NEAR ANDOVERSFORD, CHELTENHAM, GL54 4LP

## A BEAUTIFUL PERIOD COUNTRY COTTAGE IN FOXCOTE

### LOCATION

5 Foxcote is located along a quiet country lane surrounded by impressive countryside. The rolling fields and exceptional landscape make this the perfect location for country walks and a breath of fresh air.

Conveniently located, the property is close to both Cheltenham and Cirencester.

Cheltenham is a short drive north and not only offers excellent shopping and dining, it is also host to fabulous literary, jazz and food festivals, and of course horse racing.

The nearby creation of Dowdeswell Park and its vision to include a food market, artisan bakers, and various outdoor activities for people of all ages and abilities to be active, enjoy and connect with nature will be a wonderful attribute to the area.

Known as the "Capital of the Cotswolds", Cirencester is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafés and twice weekly markets.

Sporting opportunities are abundant in the area with nearby golf courses in, Cheltenham,

Baunton, and Naunton Downs; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools, as well as a wide range of impressive private schools.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

CHELTENHAM 7 MILES  
CIRENCESTER 12 MILES  
KEMBLE STATION 20 MILES  
(LONDON PADDINGTON 75 MINS)  
SWINDON 31 MILES  
M4 (JUNCTION 15) 33 MILES  
*All distances and times are approximate*

KITCHEN/DINING ROOM • CLOAKROOM • UTILITY • 4 BEDROOMS  
2 BATH/SHOWER ROOMS • OFFICE • WOOD STORE • SUMMER HOUSE  
GARDEN • TERRACE • PRIVATE DRIVEWAY • PLANNING PERMISSION





## GENERAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water and electricity.  
Private drainage. Oil-fired central heating.

**Fixtures & Fittings:** Some mentioned in these sales particulars are included in the sale. All others may be made available by separate negotiation.

**Postcode:** GL54 4LP.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Local Authorities:** Cotswold District Council, Trinity Road, Cirencester, Gloucestershire. 01285 643000. Council Tax Band E & EPC rating D.



## DESCRIPTION

This exceptional period Country Cottage, adorned with wisteria and bursting with charm and character, is nestled in the heart of the Cotswolds with some of the most spectacular views. Lovingly renovated, 5 Foxcote is a warm and inviting home with fantastic walks on its doorstep.

The Open living space on the ground floor flows beautifully from the kitchen/ dining room through to the generous yet cosy sitting room. The kitchen, with underfloor heating, is a wonderful space to entertain family and friends and the striking cream Aga is a real bonus during the colder months of the year! The work space has been elegantly designed to allow for plenty of handy storage, a wine fridge and discreet integrated appliances. Planning permission has been granted to greatly extend this space and create an impressive and bright kitchen/family room (REF:18/02726/FUL).

The adjoining sitting room with its Clearview

wood burner is a bright and spacious room in which to relax and unwind. Windows giving onto the front lawn allows for an abundance of light.

A cloakroom and utility room are useful additions to the ground floor living space.

The first floor comprises three double bedrooms with built in wardrobes and a family bathroom with separate shower. The second floor comprises a double bedroom with stand alone bath. All the bedrooms have been superbly designed and decorated and are bright and inviting.

Outside the garden is predominantly laid to lawn with herbaceous borders and views over the neighbouring field. A former outbuilding has been converted into a beautiful home office. Additionally there is a handy wood store and a summer house. The front lawn is ideal for morning coffees in the summer and overlooks the driveway with ample parking.

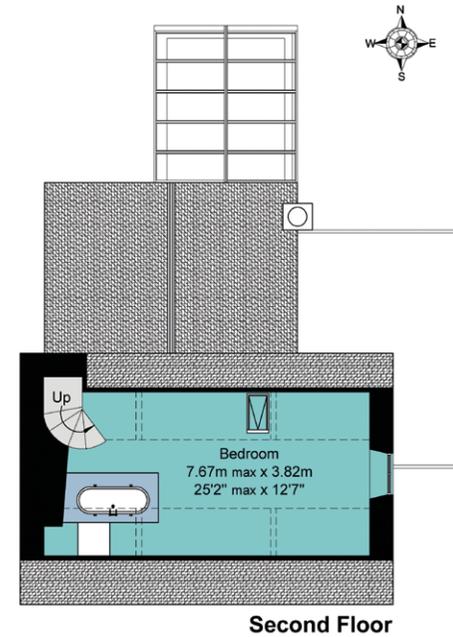
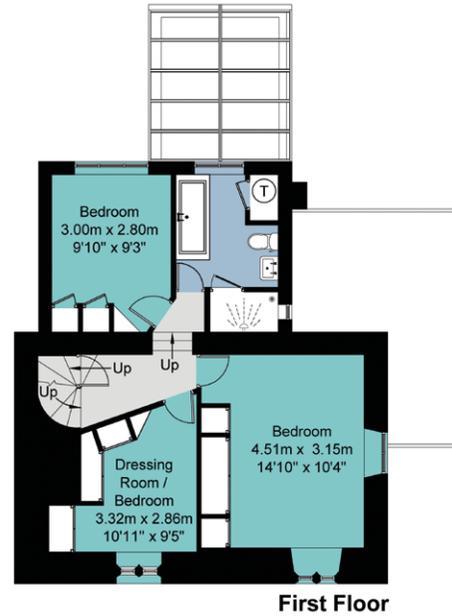


## 5 Foxcote, Andoversford, Gloucestershire

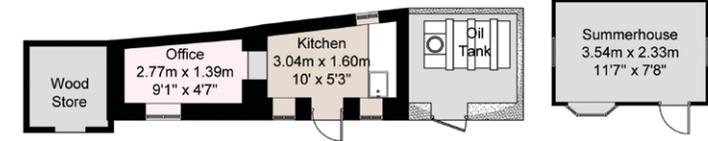
Gross Internal Floor Area Approx :-  
 House 155 sq metres / 1668 sq feet  
 Office 9 sq metres / 97 sq feet  
 Summerhouse 8 sq metres / 86 sq feet  
 Garden Room 9 sq metres / 97 sq feet

Total 181 sq metres / 1948 sq feet

Simply Plans Ltd © 2018  
 07890 327 241  
 Job No SP1582  
 This plan is for identification  
 purposes only. Not to scale.



--- = Reduced Headroom 1.5m / 5'



Not Shown In Actual Location Or Orientation

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